

CHERRY POINT

▶ THE FUTURE BUILDS HERE

DEVELOPMENT SITE FOR SALE
353.30-ACRE PARCEL (335.94 ZONED HEAVY INDUSTRIAL)

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Established in 2010

▶ **ORION**
COMMERCIAL PARTNERS

LAST OF ITS KIND.

PROPERTY OVERVIEW

Premier 353.30 acre industrial site with 2,500 feet of deepwater frontage, positioned strategically near the U.S.-Canada border.

MARKET CONTEXT

Located in an established industrial hub, the site is surrounded by major companies such as BP, Phillips 66 and Alcoa Aluminum.

SITE SCALE & ZONING

The property's scale and H11 zoning align with hyperscale infrastructure uses requiring large contiguous land assemblies.

DATA CENTER DEVELOPMENT

REQUIRES RARE,
POWER-PROXIMATE
LAND.

AI workloads are accelerating hyperscale development, with leading campuses increasingly targeting 100-500+ MW deployments.

Developers now prioritize sites offering scale, power proximity, industrial zoning, and expansion optionality.

Across the Pacific Northwest, large contiguous parcels meeting these criteria remain extremely limited.

Cherry Point combines campus-scale land, legacy industrial power infrastructure, and industrial zoning, positioning the site within a scarce category of development-ready locations.

WHATCOM COUNTY.

A STRATEGIC LOCATION AND IDEAL TRADE HUB

A STRATEGIC LOCATION POSITIONED FOR LARGE-SCALE INFRASTRUCTURE DEVELOPMENT

16 miles (20 min) from
U.S.-Canada border,
60 miles (1hr) from
Vancouver, B.C., 89 miles
(90 min) from Seattle.

UTILITY ALIGNMENT WITH LARGE-LOADS

Whatcom County PUD's
industrial-only mandate
positions it as a uniquely
receptive utility partner
for large-scale AI
projects.

ESTABLISHED INDUSTRIAL BASE

90,000+ jobs across
maritime, manufacturing,
and logistics. 200,000+
regional workforce within a
one-hour drive.

TIGHT MARKET CREATES DEMAND

Scarcity of large, power-
proximate parcels in
the Pacific Northwest is
driving increased interest
from data center and AI
infrastructure developers.

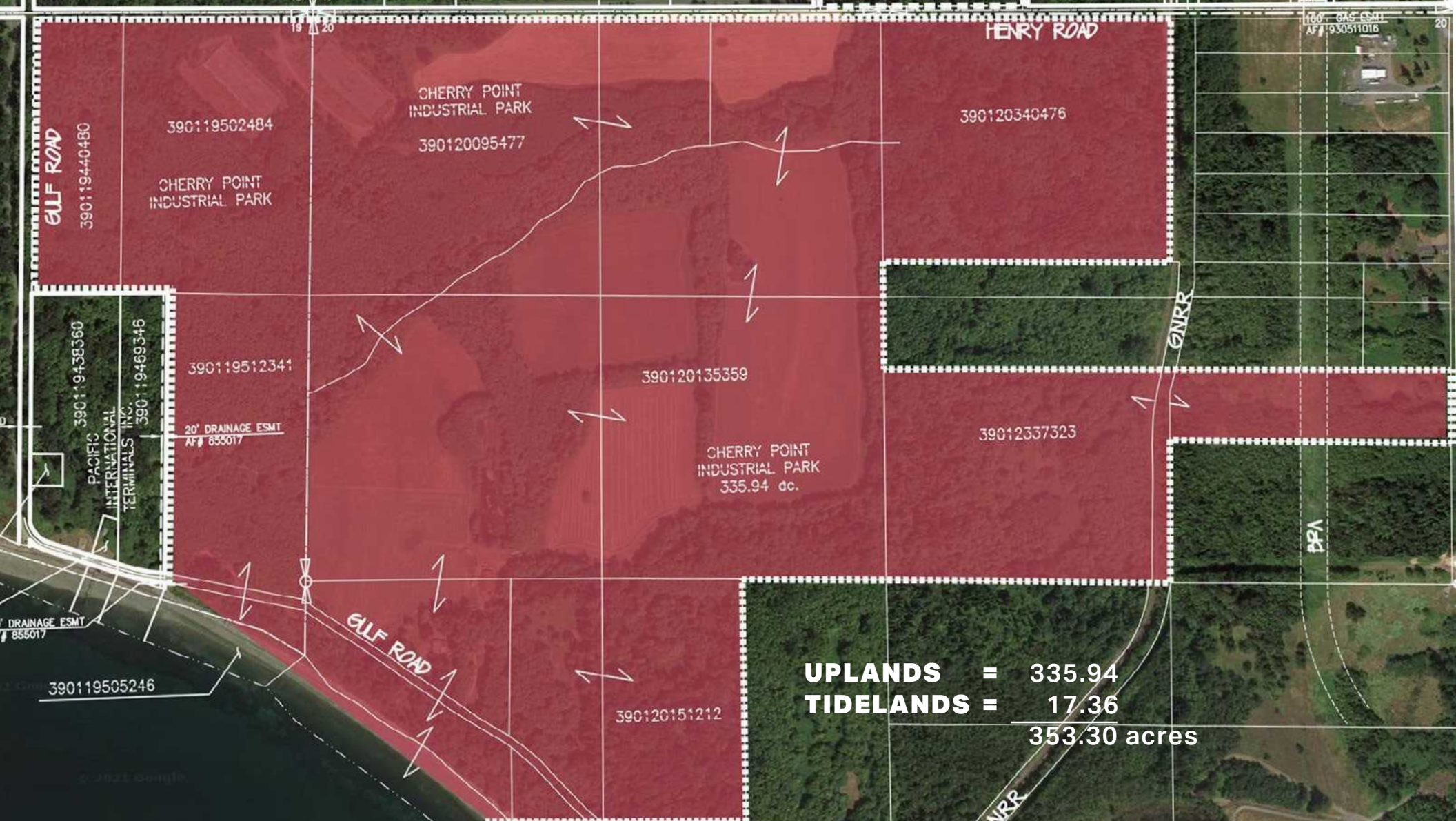




PROPERTY OVERVIEW.

► 5 CHERRY POINT INDUSTRIAL DEVELOPMENT SITE

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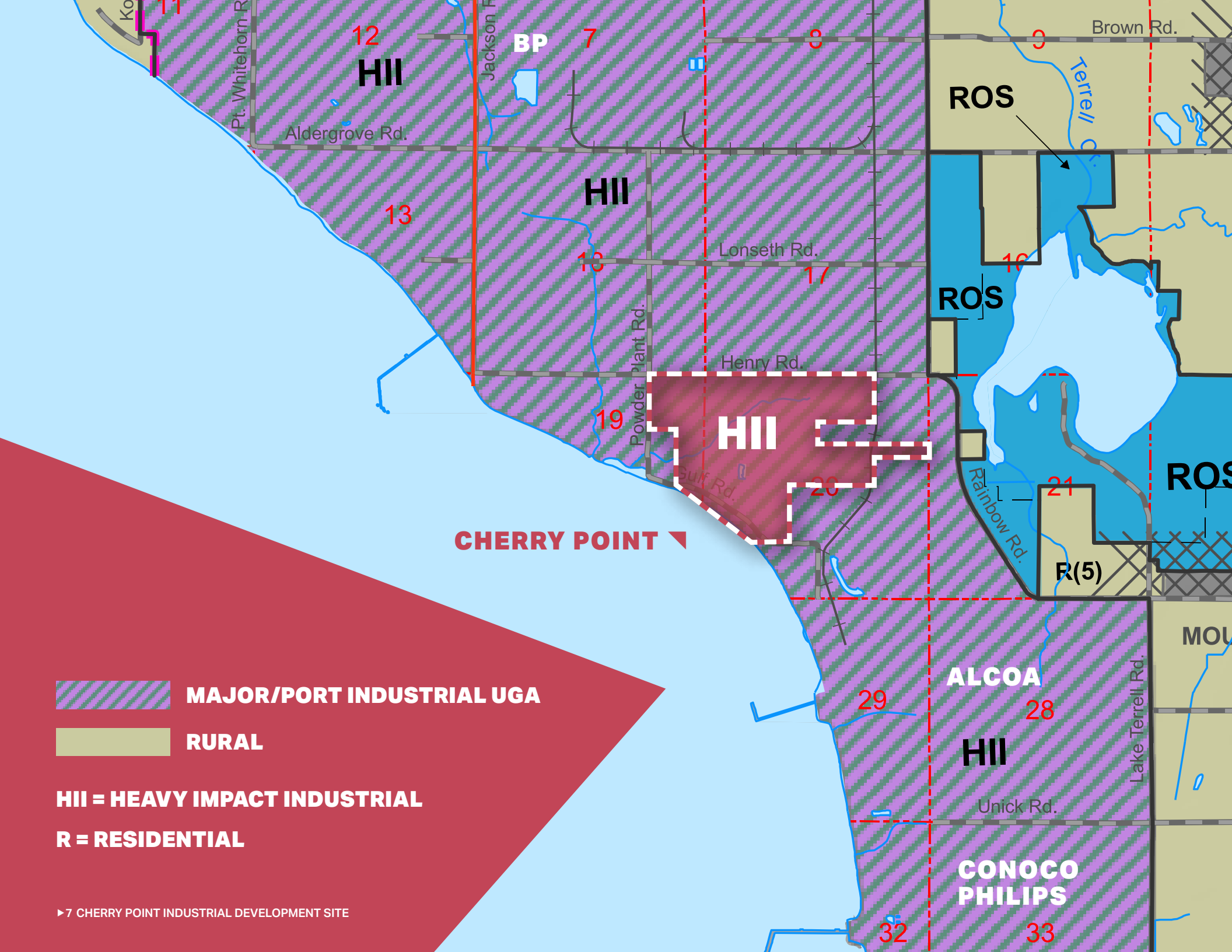


UPLANDS = 335.94
TIDELANDS = 17.36
353.30 acres

Large assembly consisting of 9 contiguous parcels (8 upland land parcels + tidelands).

PARCELS

- 3901200954770000
- 3901201353590000
- 3901203404760000
- 3901203373230000
- 3901203373230000
- 3901203373230000
- 3901195123410000
- 3901194404800000
- 3901195024840000



LAND USABILITY.



EXTENSIVE DEVELOPMENT POTENTIAL WITH ON-SITE AND OFF-SITE MITIGATION OPPORTUNITIES.



SITE



ROAD



RAIL





THE FUTURE BUILDS HERE

Support multi-phase AI campus development.

VERTICAL DATA CENTER

Multi-story design enables efficient land utilization and scalable density.

UPPER MEADOW & UPLAND AREAS

Can accommodate an initial campus footprint.

REMAINING ACREAGE

Supports phased expansion, infrastructure redundancy, and ancillary uses.

CAMPUS-SCALE DEVELOPMENT.

WITH LONG-TERM EXPANSION OPTIONALITY

ADVANTAGES

KEY SITE DIFFERENTIATORS

CHERRY POINT ADVANTAGES

Large contiguous heavy industrial parcel

Minimal residential interface

Existing industrial power infrastructure

Industrial-only utility aligned with large-load users

Deepwater and rail logistics

Regional workforce access

Expansion capacity for phased campus development

TYPICAL COMPETING SITES

Fragmented ownership

Residential adjacency and community sensitivity

Limited power proximity

Utility constraints or residential ratepayer pressure

Limited logistics flexibility

Workforce access variability

Limited expansion capacity

UTILITIES.

Located within a proven high-load industrial corridor, the site is positioned for large-scale electrical delivery, supported by established water and natural gas utilities.



LEGACY UTILITIES BACKBONE.

WATER SUPPLY

Industrial water infrastructure at Cherry Point offers reliable supply for cooling and operational needs, reinforced by decades of heavy industrial use.

ELECTRICITY & POWER

115 kV transmission line and a defined pathway to BPA grid interconnection.

NATURAL GAS SUPPLY

Established natural gas infrastructure in the corridor provides reliable supply for backup power and potential on-site energy solutions.

HIGH-LOAD INFRASTRUCTURE

Immediate adjacency to legacy infrastructure developed to serve Alcoa aluminum smelter and surrounding refineries.

TRANSMISSION INFRASTRUCTURE

Existing transmission infrastructure and substations in the area reflect decades of service to energy-intensive industrial users.

ELECTRICAL INTERCONNECTION

Proximity to these assets supports credible pathways for large-scale electrical interconnection.

STAGED POWER DELIVERY

Site scale enables phased campus development aligned with staged power delivery and infrastructure upgrades.

PROXIMITY TO POWER.

UTILITY ALIGNMENT WITH LARGE LOADS

The background of the entire page is a photograph showing the silhouettes of two utility workers on a high-voltage power line. They are positioned against a bright, hazy sky at sunset or sunrise, with the sun low on the horizon. The workers are wearing hard hats and safety harnesses. One worker is on the left, standing on a wooden bucket and using a tool to adjust a component on the line. The other worker is on the right, leaning over the line. The power lines stretch across the frame from the top right towards the bottom left.

Whatcom County PUD historically served a concentrated group of major industrial users in the Cherry Point corridor.

The utility's industrial-only customer base aligns its mandate with attracting and supporting new large-load demand.

Closure of legacy operations, including the Alcoa smelter, has created potential capacity and openness to new infrastructure users.

Preliminary utility coordination suggests a viable pathway to substantial electrical service, with transmission representing the primary execution pathway for large-scale capacity.



WA STATE DEPT.
OF NATURAL
RESOURCES

bp

bp

ALCOA
ALUMINUM
SMELTING
UNDER CONTRACT WITH
AltaGas

PHILLIPS
66

CHERRY POINT
LAST AVAILABLE
DEVELOPMENT SITE

The subject property is the last available site capable of supporting large-scale heavy industrial development at Cherry Point.

CENTER OF NATIONALLY SIGNIFICANT DEVELOPMENT PROPOSALS.



Prior proposals - including the Gateway Pacific Export Terminal - highlight the site's scale and ability to support transformative infrastructure development.

Past entitlement efforts demonstrated both development capacity and extensive technical analysis across environmental, infrastructure, and permitting dimensions.

Today's AI and digital infrastructure demand is renewing alignment between the site's attributes and next-generation development needs.



CHERRY POINT.

DEVELOPMENT SITE FOR SALE

353.30 ACRES ZONED HEAVY INDUSTRIAL

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, and numbers are approximate. Parties must verify the information and bears all risk for any inaccuracies.

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